PETITION FOR ZONING VARIANCES The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby retition for a BALTIMORE COUNTY OFFICE OF PLANNING TOWSON, MARYLAND OFFICE OF PLANNING & ZONING 12th Election District Variance from Section 1 B02.3.C.1 - to permit from setbacks of 11' and 18.5' TOWSON, MARYLAND 21204 IN RE: PETITION FOR ZONING VARIANCE \* Case No. 87-186-A főr existing additions SE/corner of North Point Road BEFORE THE instead of required 25' & Sec. 400.1 - to locate and Graywood Road ARNOLD JABLON DEPUTY ZONING COMMISSIONER (2501 North Point Road) JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER an accessory structure outside that third of the lot ZONING COMMISSIONER 12th Election District OF BALTIMORE COUNTY of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) LOCATION: Southeast Corner of North Point Road and Graywood Road Eleanor M. Becchetti, et al (2501 North Point Road) Case No. 87-186-A November 18, 1986 Petitioners DATE AND TIME: Friday, November 7, 1986, at 10:45 a.m. 1. Frame addition Extends Beyond Building \* \* \* \* \* \* \* \* \* \* \* Restriction Line Ms. Eleanor M. Becchetti PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Ms. Clara S. Beinkampen 2. Rooms would have to be taken down t Towson, Maryland The Petitioners herein request a zoning variance to permit front yard 429 Haslett Hoad recees to restrictiony Line Joppatowne, Maryland 21085 setbacks of 11 feet and 18.5 feet in lieu of the required 25 feet, and addition-The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: 3. Varience was not required when permi ally, to permit an accessory structure (swimming pool) outside that third of the RE: Petition for Zoning Variance SE/corner of North Point Road Property is to be posted and advertised as prescribed by Zoning Regulations. Petition for Zoning Variances to permit front yard setbacks of 11 feet and lot farthest removed from any street. and Graywood Road 18.5 feet for existing additions in lieu of the required 25 feet and I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of 5.593 c Baltimore County adopted pursuant to the Zoning Law For Baltimore County. (2501 North Point Road) to locate an accessory structure outside the third of the lot farthest removed Testimony by the Petitioners indicated that the existing home is situ-12th Election District from any street Case No. 87-186-A ated facing a rounded corner of the lot, which unduly limits the building enve-Dear Ms. Becchetti & Ms. Beinkampen: E34,360 I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property lope. An addition on the front of the house was built by the Petitioner's Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Zoning Variance has been which is the subject of this Petition. father in approximately 1963 and now contains a bedroom. Another addition was granted, subject to the restrictions noted in the attached Order. Contract Purchaser: built onto the North Point Road side of the home in about 1977. The builder If you have any further questions on the subject matter, please do not TEA NOR WE RECONST hesitate to contact this office. obtained the permit; there was no variance. The in-ground pool was constructed (Type or Print Name) (Type or Print Name) Being the property of Eleanor M. Becchetti, et al , as shown on plat about 1970 under a permit obtained by the pool company. Very truly yours, plan filed with the Zoning Office. Signature There were no Protestants. CLARA SYLVED BEINKBRUCH (HUNT In the event that this Petition(s) is granted, a building permit may be issued (Type or Print Name) within the thirty (30) day appeal period. The Zoning Commissioner will, however, After due consideration of the testimony and evidence presented, and it JEAN M. H. JUNG entertain any request for a stay of the issuance of said permit during this period Députy Zoning Commissioner City and State for good cause shown. Such request must be received in writing by the date of the appearing that strict compliance with the Baltimore County Zoning Regulations JMHJ:bjs hearing set above or made at the hearing. (BCZR) would result in practical difficulty and unreasonable hardship upon the Attorney for Petitioner: Enclosures 429 Haslott Round Petitioners, it is determined that the variance requested would not adversely cc: Mr. Rick Golden Key Realty, Inc. affect the health, safety, and general welfare of the community and should 203 Wise Avenue Baltimore, Maryland 21222 therefore be granted. Name, address and phone number of legal owner, con-People's Counsel Therefore IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore tract purchaser or representative to be contacted day of November 1986, that the herein request for a zoning City and State Name 203 21222 variance to permit front yard setbacks of 11 feet and 18.5 feet, and addition-Attorney's Telephone No.: ally, to permit an accessory structure (swimming pool) outside the third of the ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_24th\_\_ of \_\_\_\_\_September\_\_\_\_, 19\_\_\_86 that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore Öää November RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER SE/Corner of North Point Rd. & Graywood Rd. (2501 North Point : Rd.), 12th District lot farthest removed from any street, in accordance with the plan submitted, is ZONING DESCRIPTION ELEANOR M. BECCHETTI, et al., Case No. 87-186-A hereby GRANTED, subject, however, to the following restriction: Petitioners Backwash from the swimming pool shall be piped to the :::::: driveway and thus channeled to the storm drain. Beginning on the SE/Cor. of North Point Road and Graywood Road. Being ENTRY OF APPEARANCE Lot # 24, On the Amended Plat of Gray Manor 12/112. Containing .17 Ac. in the 12th. Election District. Also Known as 2501 North Point Road. Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other of Baltimore County proceedings in this matter and of the passage of any preliminary or final Order. Phyll's Cole Friedman People's Counse! for Baltimore County Peter Max Zimmerman BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Deputy People's Counsel Room 223, Court House County Office Building Towson, Maryland 21204 111 W. Chesapeake Avenue 404-2188 Towson, Maryland 21204 Your petition has been received and accepted for filing this I HEREBY CERTIFY that on this 3rd day of October, 1986, a copy \_\_\_ day of <u>September</u> , 1986. of the foregoing Entry of Appearance was mailed to Eleanor M. Becchetti and Clara S. Beinkamper (Hunt), Petitioners, 429 Haslett Rd., Joppatowne, MD 21085. Petitioner Eleanor N. Becchetti, et al Received by: James E. Dyer Petitioner's Peter Max Zimmerman Attorney Chairman, Zoning Plans

126

Advisory Committee

PETITIC., FOR ZONING VA...INCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

BY ORDER OF

ARNOLD JABLOW

ZONING COMMISSIONER

OF BALTIMORE COUNTY

OF BALTIMORE COUNTY



ARNOLD JABLON ZONING COMMISSIONER October 28, 1986

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Rick Golden Key Realty . 203 Wise Avenue Baltimore, Maryland 21222

> RE: PETITION FOR ZONING VARIANCES SE/cor. of North Point Rd. and Graywood Rd. (2501 North Point Rd.) 12th Election District Eleanor M. Becchetti, et al - Petitioners Case No. 87-186-A

Dear Mr. Golden:

This is to advise you that \$66.55 and posting of the above property. This fee must be paid before an Order is issued.

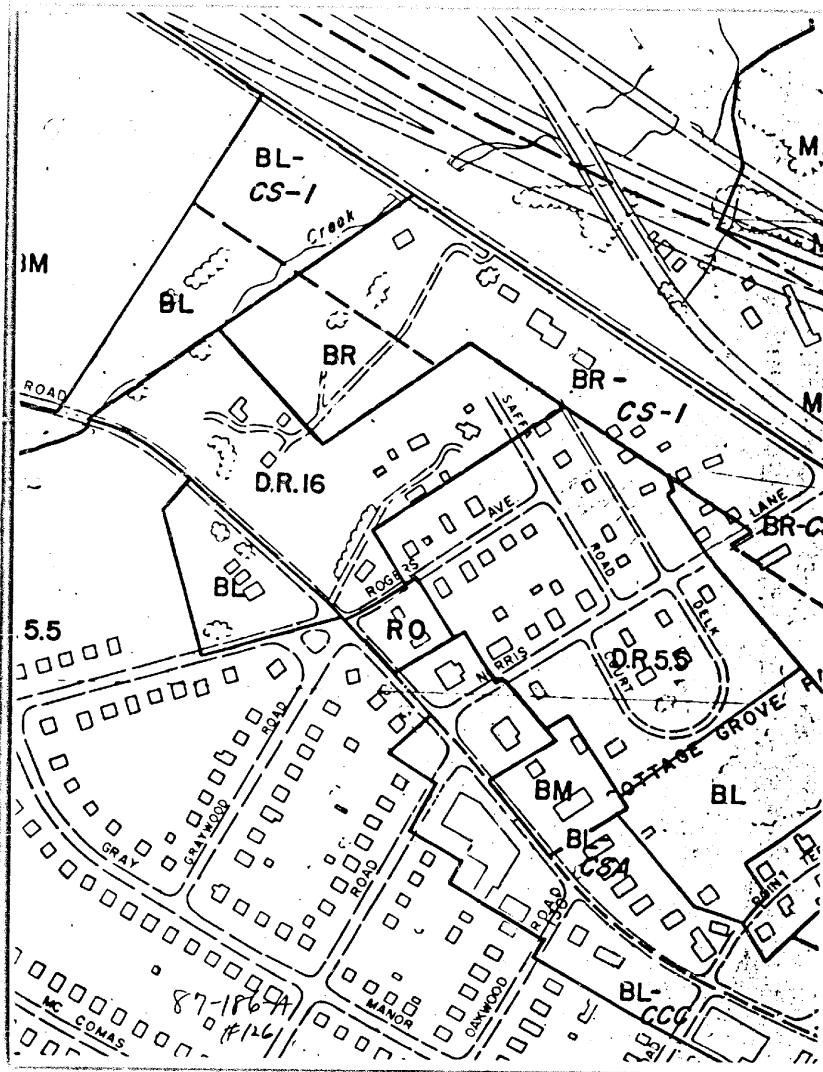
THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself.

re County, Maryland, and remit BALTIMORE COUNTY, MARYLAND lding, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Brs. Wara S. Hunt, 429 Maslett Rd., RECEIVED Jorgatowne, No. 21935 ADVICUISTIC & POSTING COSTS RE CASE #27-136-A 6 BOTH \*\*\*\*\*\*\* 650 11 F3701

VALIDATION OR SIGNATURE OF CASHIER

Ms. Eleanor M. Becchetti September 26, 1986 Ms. Clara S. Beinkampen (Hunt) 429 Haslett Road Joppatowne, Maryland 21085 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES SE/cor. of North Point Rd. and Graywood Rd. (2501 North Point Rd.) 12th Election District Eleanor M. Becchetti, et al - Petitioners Case No. 87-186-A 10:45 a.m. Friday, November 7, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Aver e, Towson, Maryland BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT BOZOWANNACULUTA / BOCK VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-186-A

Date of Posting 10/22/86 District 1774 Varionco Petitioner: Elegnor M. Bocchotti, otal Location of property: SEJeor. N. Part PJ & Groy wood Rd fre party of lettonin

CERTIFICATE OF PUBLICATION PETITION FOR ZONING VARIANCES October 16 LOCATION: Southeast Corner of North Point Road and Graywood Road (2501 North Point Road) DATE AND TIME: Friday, Novem-THIS IS TO CERTIFY, that the annexed advertisement was ber 7, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Aveque, Towson,
Maryland published in THE JEFFERSONIAN, a weekly newspaper printed

October 16 19 86

The Zoning Commisioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit front yard setbacks of 11 feet and

18.5 feet for existing additions in lieu of the required 25 feet and to locate an

the lot furthest removed from any street
Being the property of Eleanor M.
Becchetti, et al, as shown on plat plan

filed with the Zoning Office.
In the event that this Petition(s)

in the event that this Petiner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received it writing by the date of the hearing set above or mad; at the hearing.

By Cream Of ABLOS:
Zoning Commissioner
of Seltimore County

10/181 "Jul 16."

THE JEFFERSONIAN,

Susan Sender Obrect Cast of Adea atong

and published in Towson, Baltimore County, Md., appearing on

24.75

WITTE TO 口口 GATE 7 LOT 23 Exist. COHC. Pool アイロへ TCONC. THO LOT 21 NOTE : 1. FRAME ADDITIONS EXTEND BRYOND BUILDING TESTRICTION LINES. 2. SOME FENCES ARE NOT ON PROPERTY LINES. Variances BCALE 1"=20" 2501 North Point Rd. DATE Owner: Fleanor M. Beachetti Lot 24, Amended Plat of Part of GRAY MANOR, Plat Book C.W.B. Jr. No. 12, Folio 112 Elect Dist : 12 Utilities in the Road JOB NO. Zoning: DR 5.5 This plat is not to be used for the establishment of property lines.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon October 24, 1986 TO Zoning Commissioner Norman E. Gerber, AICP, Director

FROM Office of Planning and Zoning

SUBJECT\_ Zoning Petitons No. 87-184-A, 87-185-A, 87-186-A, 87-186-A, 87-189-A, 87-190-A and 87-192-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slb

CPS-00a

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1984

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

Department of Traffic Engineering

State Poids Commission

Surrau of

Engineering

Ms. Eleanor M. Becchetti 429 Hasiett Road Joppatowne, Maryland 21085

RE: Item No. 126- Case No. 87-186-A Petitioner: Eleanor M. Becchetti,

Petition for Zoning Variance

Dear Ms. Becchetti:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb Enclosures

cc: Mr. Rick Golden, Key Realty 203 Wise Avenue Baltimore, Maryland 21222

Maryland Department of Transportation

William K. Hellmann Secretary Hal Kassoff

October 9, 1986

0

Mr. A. Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Baltimore County Item #126 Property Owner: Eleanor
M. Becchetti, et al
Location: SE/C North Point
Road (Rte 20) and Graywood Road Existing Zoning: D.R. 5.5 Proposed Zoning: Var. to permit front set-backs of 11' and 18.5' for existing additions instead of required 25' and to locate an accessory structure outside that third of the lot farthest removed from any street. Area: 0.17 District: 12th

Dear Mr. Jablon:

On review of the submittal of 7/26/86, for Zoning Variance, the State Highway Administration will require the site plan to be revised.

The revised plan must show a proposed 60' right-of-way for North Point Road Maryland Route 20 (30' half section) centered on the existing centerline of Maryland Route 20.

It is requested the site lan be revised prior to a hearing date being set.

Very truly yours,

Charl to Charles Lee, Chief Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

attachment

My telephone number is 301-659-1350 Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statemete Coll. From 1.383-7555 Baltimore Metro — 565-0451 Baltimore Metro — 565-0 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

PETITION FOR ZOMBIG VARIANCES 12th Election District Case No. 87-198-A LOCATION: Southeast Corner of North Point Road and Graywood Road (2501 North Foint Road) DATE AND TIME Friday, Novembe 7, 1986, pt 10:45 a.m. PUBLIC HEARING: Room: 1G8, County Office Building, 111 W. Chusapeake Avenue, Towson, Maryland The Zoring Commissioner of Belti-more County, by authority of the Zoring

Act and Regulations of Baltimore Coonty, will hold a public hearing: Patition for Zoning Variances to per mit front yard serbacks of 11 feet and 18.5 feet for existing additives in lieu of the required 25 feet and to locate an accessory structure outside the third of

the lot furthest removed from any street.
Being the property of Esanor M.
Becchetti, et al, as shown on plat plan. filed with the Zoning Office. In the event that this Patition(s) i granted, a building permit may be is-sued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit dut ing this period for good cause shown Such request must be received in writ ing by the date of the hearing set above

or made at the hearing.

BY ORDER OF ARRIOLD JABLON ZONING COMMISSIONER

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.

Dundalk, Md. 21222 Oct. 16,

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #81420 - Req. #L 95783 - Case #87-186-A - 67 lines @ \$26.80.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week

for

1986

 $19^{86}$ ; that is to say, day of October

the same was inserted in the issues of Oct. 16, 1986

Kimbel Publication, Inc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERBER

PARECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1966 Item # 126 Property Owner: ELEANOR M. BECCHETTI, etal SE/C WORTH POINT RD & GRAYWOOD RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

applicable. (X)There are no site planning factors requiring comment. )A County Review Group Meeting is required. )A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. )A record plat will be required and must be recorded prior to issuance of a building permit. )The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory. Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited. Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board )Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

> traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. )Additional comments:

)The property is located in a traffic area controlled by a "D" level

intersection as defined by Bill 178-79, and as conditions change

David Fields, Acting Chief Current Planning and Development BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE CHIEF

September 29, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towsor Maryland 21204

RE: Property Owner: Eleanor M. Becchetti, et al Location: SE/c North Point Road and Graywood Road

Item No.: 126

Zoning Agenda: Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (  $^{\mathbf{x}}$ ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ' ) 6. Site plans are approved, as drawn.
- 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved: Planning Group Special Inspection Division

fire Prevention Bureau

/mb

BALTIMOILE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

October 14, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 126 Zoning Advisory Committee Meeting are as follows: Eleanor M. Becchetti, et al

SE/C North Point Road and Graywood Road

12th. District:

APPLICABLE ITES ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards. B) A building and other miscellaneous permits shall be required before the start of any construction. Fencing shall comply to code as amended.

- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0 of an interior lot line.

  No openings are permitted in an
- F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, of the Baltimore
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 Chesaneake Avenue. Toward. Marvland 2200. Marks & durchen

BY: C. E. Burnham, Chief

cc: James Hoswell